

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 18, 2009  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

**HEARING OFFICER ASSIGNED TO TODAY'S HEARING:** Gary Geiler

ITEM-1:      **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2:      **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**

ITEM-3:      **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4:      **\*TOWNE CENTER CORPORATE PLAZA - PROJECT NO. 149817**  
City Council District: 1; Plan Area: University

**STAFF:          Jeffrey A. Peterson**

Tentative Map for an Extension of Time for Tentative Map No. 2761 to create two (2) parcels from an existing 22.20 acre site at the northwest end of Towne Centre Drive in the RS-1-7 and the IP-1-1 Zones within the University Community Plan, Coastal Overlay Zone (Non-Appealable Area 1), Parking Impact Overlay Zone (Beach Impact Area and Campus Impact Area), Multiple Habitat Planning Area (MHPA), Accident Potential Zone (APZ-2), Airport Environs Overlay Zone, Airport Influence Area, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for the Marine Corps Air Station (MCAS) Miramar. Mitigated Negative Declaration 1591. Report No. HO-09-008

**RECOMMENDATION:**  
Approve

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ITEM-5: **SOUTHBAY SHELL - PROJECT NO. 141917**

City Council District: 8; Plan Area: Otay Mesa

**STAFF:** Will Zounes

Conditional Use Permit and Site Development Permit for the addition of an automated car wash, the expansion of an existing convenience store by converting an existing mechanic shop into the convenience store, and the proposed addition of 514 square-foot utility room to include a bathroom, storage room and office to an existing automobile service station. The 0.51-acre site is located at 1881 Palm Avenue in the CC-2-3 zone within the Otay Mesa-Nestor Community Planning Area. Exempt from Environmental. Report No. HO-09-012

**RECOMMENDATION:**

Approve

ITEM-6: **REDWOOD/MENLO PIPE PROTECTION - PROJECT NO. 168409**

City Council District: 3; Plan Area: City Heights

**STAFF:** Vena Lewis

Site Development Permit to fill in gullies and install erosion control to protect 180 linear feet of sewer pipeline located on the hillside. The project consists of clearing and trimming of vegetation from the hillside, bringing in fill material to fill the large gullies, and installing surface protections (rip-rap/seeding) to prevent erosion and undermining of the pipeline in the future. The project site is located approximately three-quarter miles south of University Avenue and east of Redwood Street/Menlo Avenue intersection within an undeveloped lot (street public right of way) along the Euclid and Menlo Canyon rim in the OR-1-1 zone of the City Heights Neighborhood of the Mid-City Communities Plan. Exempt from Environmental. Report No. HO-09-016

**RECOMMENDATION:**

Approve

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ITEM-7:      **FOX CANYON SEWER REPAIR - PROJECT NO. 163044**  
City Council District: 7; Plan Area: City Heights

**STAFF:**      **Vena Lewis**

Site Development Permit for repair and protection work on an existing sewer pipeline within Fox Canyon. The project site is located in the OR-1-1 zone, south of University Avenue and east of Euclid Avenue (adjacent to 3802 49th Street). Exempt from Environmental. Report No. HO-09-017

**RECOMMENDATION:**

Approve